

FOR LEASE



*84 Progress Lane
Waterbury, CT 06705*

**Corporate Training & Flex Campus Along I-84 with
Excellent Access to All Major Highways
Ideal for Distribution, Light Manufacturing, Flex Operations & Training Opportunities**

**Suite A: Flex Space 9,000 S/F of Well-Appointed Office,
Complimented by 5,230 S/F of Warehouse
Asking \$8.95 NNN**

**Suite B: Regional Training or Educational Facility
14,000 S/F of Pristine Classrooms with Reception Lobby, Administrative Offices
& Plenty of Parking**

Call For Details

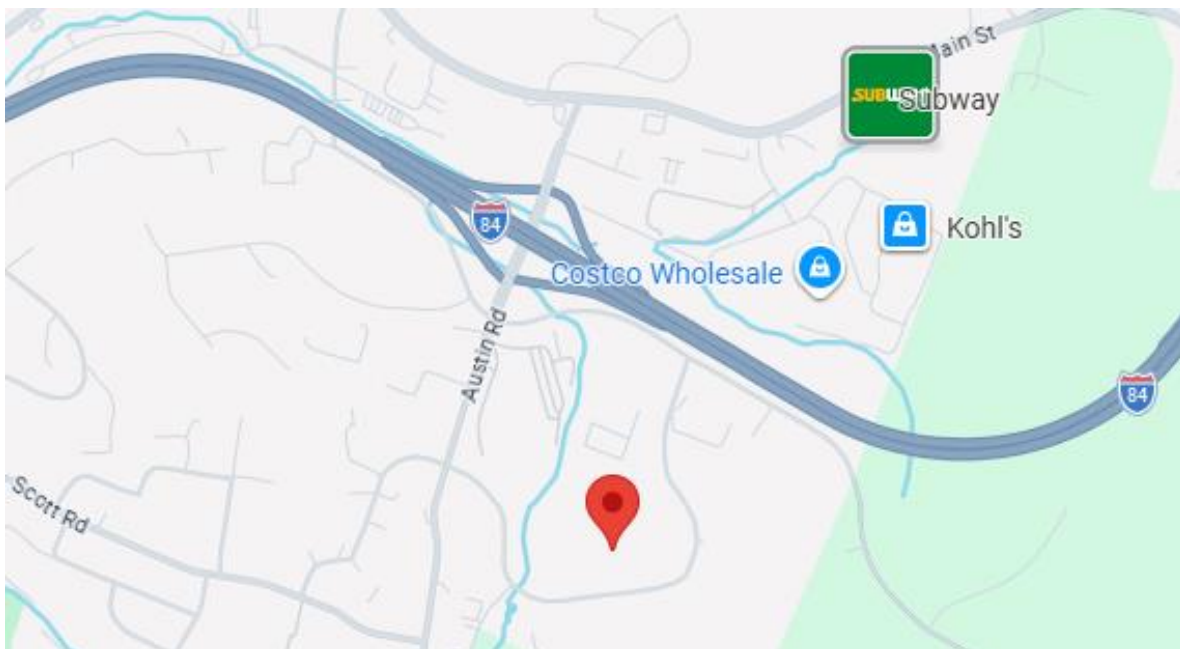
Suites Can Be Combined for a Total of 28,230 S/F

PROPERTY DATA FORM

PROPERTY ADDRESS	84 Progress Lane
CITY, STATE	Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.		
Total S/F	28,230 +/-	Air Conditioning	Central Air	
Number of Floors	1	Sprinkler / Type	Yes	
Avail S/F	28,230 +/-	Type of Heat	FHA	
Office Space	9,000 +/-	OTHER		
Warehouse	5,230 +/-	Acres	15.3	
Total/Avail Drive-in	2	Zoning	IP	
Ext. Construction	Brick Block	Parking	Plenty on Site	
Ceiling Height	14' (12' to Beam)	State Route / Distance To...		
Roof	Carlisle Membrane	TAXES		
Date Built	1982	Assessment		
UTILITIES		Mill Rate		
Sewer	City	Appraisal		
Water	City	Taxes		
Gas/Oil	Gas	TERMS		
Electrical	2500 Amps - 3Phase - 227/480 v	Lease	Suite A	\$8.95 NNN
			Suite B	Call for Details

**** 5% Broker Override Commission Available to Procuring Broker ****

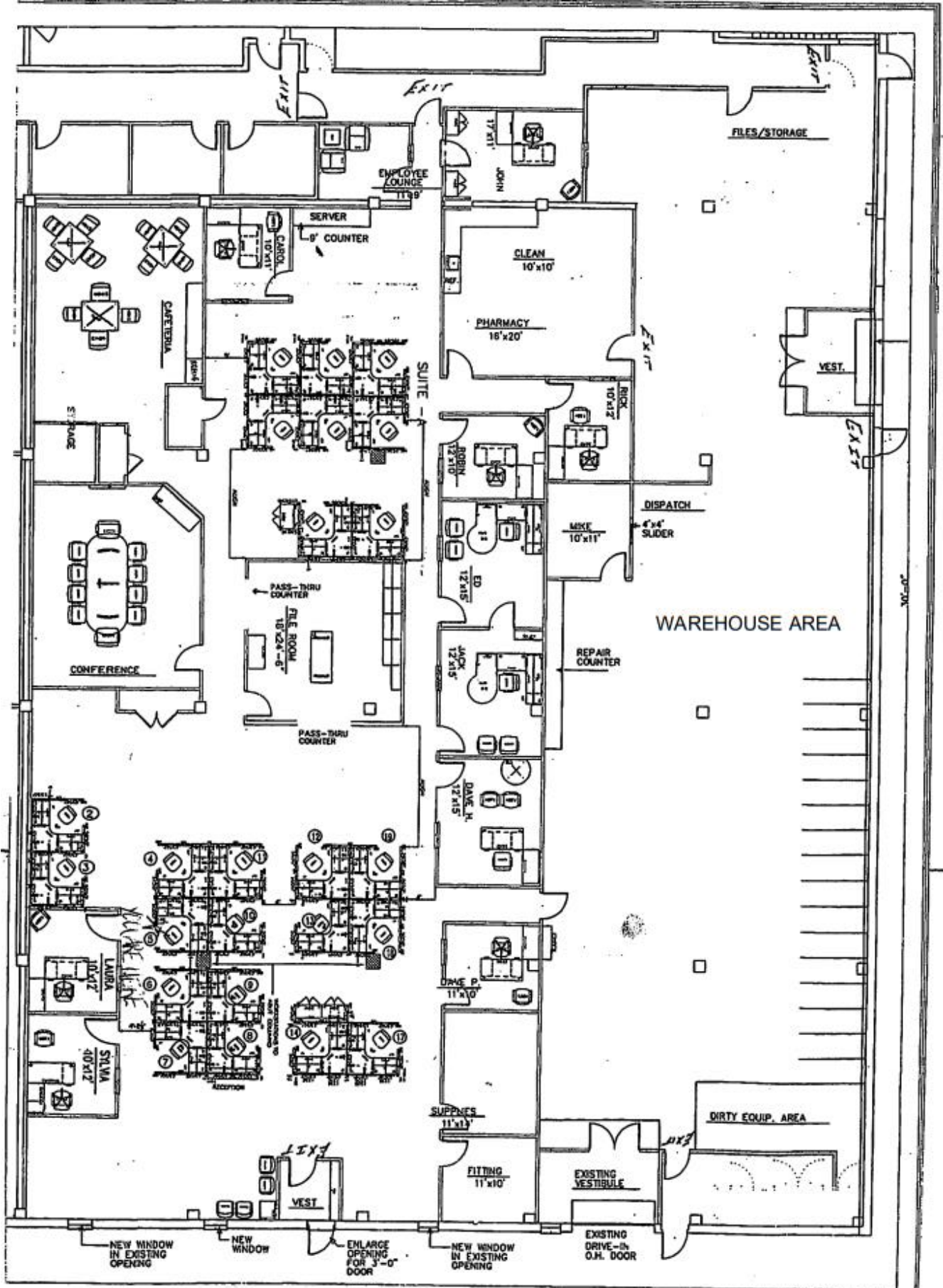


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**Suite A: 14,230 +/- S/F Flex Space
5,230 S/F Warehouse with 14' Ceilings & 2 Drive-in Doors
Asking \$8.95 NNN**



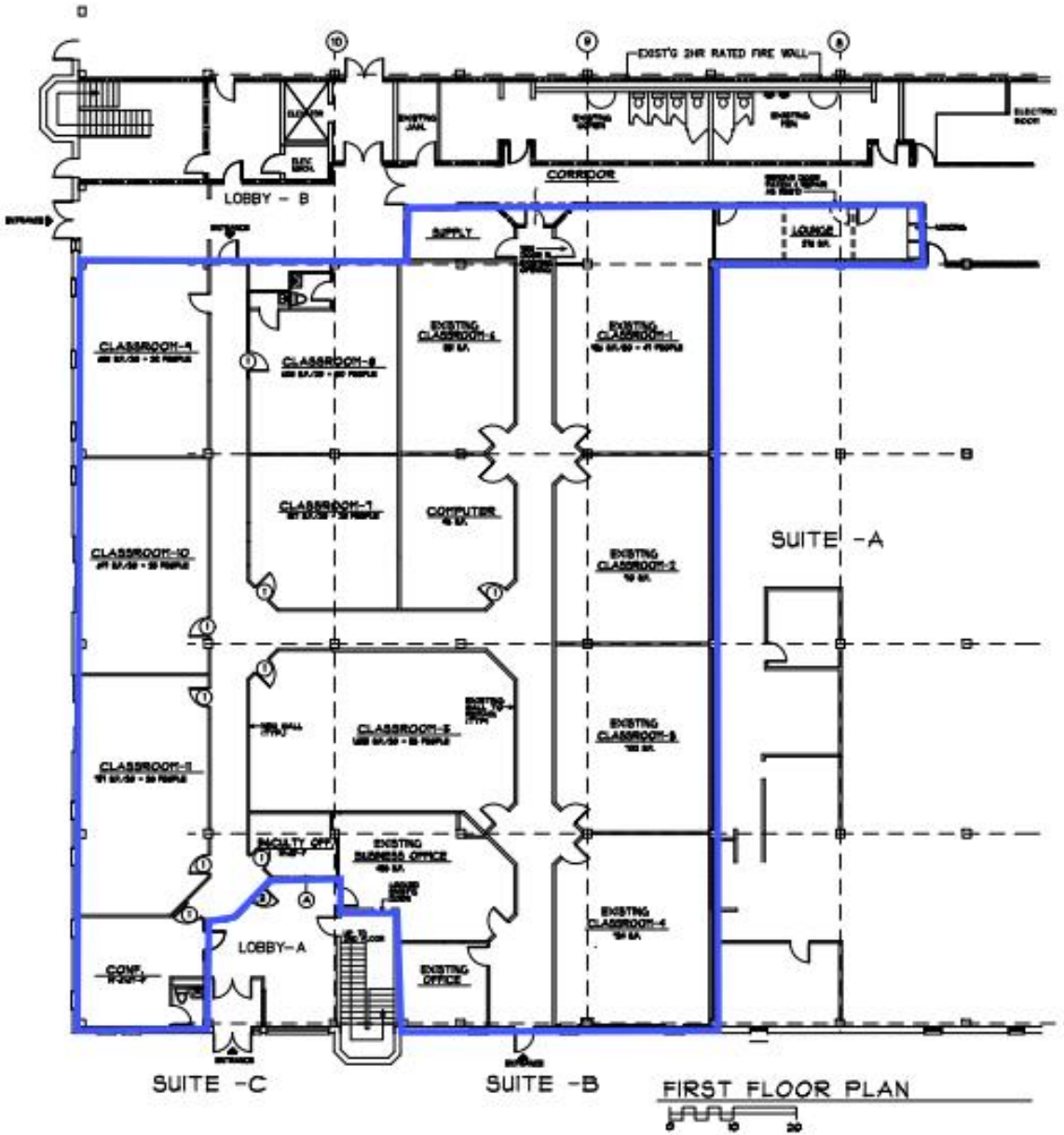
Suite A



Suite B: Training Facility
11 Classrooms, Administrative Offices, Lobby & Lounge Areas



Suite B



84 PROGRESS LANE

